



# BENCHMARK

**Phase I Environmental  
Site Assessment Report - Rev. 081407**

**The Granada Theater/Morgan Hill Tobacco Co.  
17430 & 17440 Monterey Road  
Morgan Hill, CA 95037**

*Prepared for*

City of Morgan Hill, Business & Housing  
17555 Peak Avenue  
Morgan Hill, CA 95037

*Prepared by*

Benchmark Environmental, Inc.  
3732 Charter Park Drive, Ste#A  
San Jose, CA 95136  
Phone: 408-448-7594

Job Number: E07-753-PES-ASU-LBP  
07/20/2007

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# **Detail Report**

**1.0 General Information****Project Information:**

The Granada Theater/Morgan Hill Tobacco Co.  
E07-753-PES-ASU-LBP

**Consultant Information:**

Benchmark Environmental, Inc.  
3732 Charter Park Drive, Ste#A  
San Jose, CA 95136

**Phone:** 408-448-7594

**Fax:** 408-448-3849

**E-mail Address:** bryanb@benchmarkenvironmental.com

**Inspection Date:** 06/20/2007

**Report Date:** 07/20/2007

**Site Information:**

The Granada Theater/Morgan Hill Tobacco Co.  
17430 & 17440 Monterey Road  
Morgan Hill, CA 95037

**County:** Santa Clara

**Latitude, Longitude:** 37.129588, -121.653739

**Site Access Contact:** Joyce I. Maskell

**Client Information:**

City of Morgan Hill, Business & Housing  
Joyce I. Maskell  
17555 Peak Avenue  
Morgan Hill, CA 95037

**Site Assessor:**

Bryan K. Buller  
Vice President/Engineering

**Senior Reviewer:**

Bryan K. Buller  
Vice President/Engineering

**EP Certification:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part.



Bryan K. Buller - Vice President/Engineering

**AAI Certification:**

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Bryan K. Buller - Vice President/Engineering

**2.0 Executive Summary****2.1 Subject Property Description**

The Subject Property is located on the East side of Monterey Road Street approximately 40 feet Northwest of the intersection of Monterey Road and East 2nd Street. The Subject Property is currently occupied by The Granada Theater (shut down) and Morgan Hill Tobacco Company.

The predominant use of the immediate neighborhood is primarily Retail/Commercial properties, and Multi-Family Residential properties to the Northeast. The overall surrounding properties site usage is commensurate to the subject Site.

The current building located upon the Site was designed as a motion picture theater and a retail store. The building is primarily a single story with a small second store projector/film room over the lobby. The building consists of solid

**2.0 Executive Summary (continued)****2.1 Subject Property Description (continued)**

masonry unit (cinder block) walls and a monolithic concrete pad. The Site is primarily flat, surrounded by either concrete street sidewalks or the adjoining businesses or asphalt parking. The site is supplied with public water, gas, sewer and electrical service.

**2.2 Data Gaps**

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by BENCHMARK on the subject property (the "Site"). This assessment was performed in accordance with the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," issued by the American Society for Testing and Materials (ASTM Standard E1527-05). During the course of this investigation, BENCHMARK made appropriate due diligence inquiries into the previous ownership and uses of the Site consistent with good commercial or customary practice in an effort to minimize the Client's exposure to liability by conducting "all appropriate inquiry" necessary to establish the innocent landowner defense under CERCLA. The following data gaps apply to this investigation:

Type	Description	Significance
City Directory	The City Directory search had no information concerning the subject and surrounding sites. Other historical records were used	Minimal

**2.3 Environmental Report Summary*****PCB Containing Materials (§ 7.3.6):***

There are fluorescent light fixtures throughout the structure which appeared older; as such, all such fixtures should be considered as having PCB containing ballasts until otherwise confirmed. Since the structure is intended to be remodeled, the suspect ballasts can be properly recycled as part of the overall reconstruction plans.

***Asbestos Containing Materials (§9.1):***

12" x 12" Orange and White Floor Tiles and Mastic in Lobby Area in front of and behind counter are asbestos containing. Also, the Penetration/Sealant Mastic (Black and Silver) at the HVAC Ducting above Tobacco Shop, as well as General Roofing Penetration/flues/vents are asbestos containing materials.

***Lead-Based Paint (§9.2):***

Lead based paint is present. The results indicated that the following building components were above the EPA and DHS level of 1.0 mg/cm<sup>2</sup> or 5000 PPM. The following components were **POSITIVE**:

**Interior:****Granada Theater**

All first floor door jambs throughout the structure w/e of the theater rear emergency exits.

**Morgan Hill Tobacco Co.:**

Bathroom: Door jamb

Back Room: Right Wall (cinder block)

**Exterior:**

Upper Roof: Historic Sign, Posts, Header/Beam

Wall #1 (Front): Paneling (below ticket window), Window frame, Window Sash, Door jamb, Double Door

**Lead in Water:**

Lead is also present in the drinking water: Based upon the sample results, the First Draw was above the EPA Drinking Water Standard of 15 PPB. Since the second draw was below the EPA levels, the faucet fixtures are lead containing.

**2.0 Executive Summary (continued)****2.3 Environmental Report Summary (continued)*****Suspect Mold Growth (§9.5):***

The odors and visual evidence in the bathrooms and portions of the theaters suggest that there exists a mold growth problem. This will need to be addressed during remodeling activities as Cal-OSHA considers mold as a hazardous substance requiring worker protection. Furthermore, the entire structure should have the airborne mold levels tested and deemed normal prior to being opened to the public.

***General Finding - The Granada Theater:***

The theater is in a general state of disrepair. There is ample evidence of water intrusion and water related damages, such as, suspected mold growth, collapsed ceilings in the restrooms, damage from waters running down the exterior wall of the theater seating areas and water intrusion into the seating areas at the rear of the property. Substantial repairs and rework of the structure and drainage improvements will be needed to return this property to a functional state.

***General Finding - Morgan Hill Tobacco Co.:***

Similarly with the aforementioned comments, the perimeter walls and ceiling areas have ample evidence of water intrusion. Although this portion of the building is in an improved appearance, the current building deficiencies will lead to a degradation of the interior areas if substantial repairs are not conducted.

Report Section		No Further Action	REC	HREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X				
4.6	Adjoining Property Information	X				
6.1	Standard Environmental Records Sources	X				
6.4.1	Historical Summary	X				
6.4.6	Other Environmental Reports	X				N/A
7.3.1	Hazardous Substances	X				
7.3.3	USTs	X				
7.3.4	ASTs	X				
7.3.5	Other Suspect Containers	X				
7.3.6	Equipment Likely to Contain PCBs				X	Please see aforementioned comments.
7.3.11	Stained Soil/Stressed Vegetation	X				
9.1	Asbestos-Containing Materials				X	Please see aforementioned comments.
9.2	Lead-Based Paint				X	Please see aforementioned comments.
9.3	Radon	X				

**2.4 Recommendations**

Based on information obtained by Benchmark, UPIN, Inc. during the performance of this project, we concluded that the subject Site does not require a Phase II ESA at this time; however, please review the following environmental recommendations regarding the subject property:

**PCB Containing Materials:**

**2.0 Executive Summary (continued)****2.4 Recommendations (continued)**

Since the structure is intended to be remodeled, the suspect ballasts can be properly recycled as part of the overall reconstruction plans. See § 7.3.6 for details.

**Asbestos Containing Materials:**

All ACM will need to be removed by a certified Asbestos Abatement Contractor prior to disturbance by remodeling activities. Proper Federal and State transport and disposal Removal and disposal of asbestos containing materials (ACM) must be performed in accordance with Bay Area Air Quality Management District (BAAQMD) and California-Occupational Safety and Health Administration (CAL/OSHA) notification and work practice requirements. Please see §9.1 for details.

**Lead-Based Paint:**

Except in the case of the complete removal of all lead-based paint, ongoing management and maintenance of lead-based paint hazards will be required. It is suggested that a site specific Lead-based Paint management program be developed or the positive components be removed in accordance with Federal and State regulations. See §9.2 for details.

**Lead in Drinking Water:**

If the initial water sample is greater than 15 PPB, then the flush sample is below 15 PPB, then the problem is with the fixtures or supply lines, not the water supply. The fixtures should be replaced and the water retested. If the structure has copper supply lines, the problem may be lead in the soldered connections. The domestic water supply lines should be determined by a competent plumber. This was beyond the scope of the investigation. See §9.2 for details.

**Suspect Mold Growth:**

Mold growth will need to be addressed by appropriate remediation during remodeling activities as Cal-OSHA considers mold as a hazardous substance requiring worker protection. Furthermore, the entire structure should have the airborne mold levels tested and deemed normal prior to being opened to the public as the EPA and other agencies have recognized Mold/Fungi as a health hazard. See §9.5 for details.

**3.0 Introduction****3.1 Purpose**

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by ASTM as:

Recognized Environmental Condition - The presence of or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

The legal section of Subcommittee E50.02 on Environmental Assessments In Commercial Real Estate Transactions provides the following background to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC § 9601 et seq. The background to CERCLA, commonly known as the Superfund law, outlines the potential liability for the cleanup of hazardous substances, available defenses to such liability, appropriate inquiry under Superfund, statutory definition of hazardous substances, petroleum products and petroleum exclusion to CERCLA, and reasons why certain

### 3.0 Introduction (continued)

#### 3.1 Purpose (continued)

environmental-hazards are excluded from the scope of Superfund and this practice and Practice E 1528 (Transaction Screen only)[1].

[1] ASTM E 1527-05; Appendix X1; Legal Background To Federal Law And The Practices On Environmental Assessments In Commercial Real Estate Transactions

#### 3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-05 and included the following:

- Review of previous environmental site assessments (if available);
- Records review;
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties;
- A site visit;
- Evaluation of information and preparation of the report provided herein;
- An Asbestos and Lead-paint survey of the property.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required; however, in this instance, an Asbestos and Lead-Based Paint inspection was requested and will be incorporated herein.

#### 3.3 Significant Assumptions

It is assumed that this investigation is being conducted to identify recognized environmental conditions concerning the subject property, and to permit the user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as, but not limited to, radon, lead in drinking water, mold, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and/or high voltage power lines, although, one or more may be mentioned in the report as a business environmental risk concern.

#### 3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-05 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None  
Physical Obstructions to Observations - None  
Outstanding Information Requests - None  
Historical Data Source Failure - None  
Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, **Benchmark Environmental Engineering** in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of **Benchmark Environmental Engineering** based on the data obtained from the work. Due to the nature of investigation and the limited data available, **Benchmark Environmental Engineering** cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

**3.0 Introduction (continued)****3.4 Limitations and Exceptions (continued)**

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

**3.5 Deviations**

No deviations from the recommended scope of ASTM Standard E 1527-05 were performed as part of this Phase I ESA with the exception of any additions noted in Detailed Scope of Services.

**3.6 Special Terms and Conditions**

Authorization to perform this assessment was given by the client **Joyce I Maskell, City of Morgan Hill Business and Housing Manager** on **June 20, 2007**. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by **Joyce I Maskell, City of Morgan Hill Business and Housing Manager**. All information was presumed to be correct and accurate as presented.

The findings of **Benchmark Environmental Engineering's** assessment are based on observations of existing conditions at the Site and surrounding areas by qualified personnel at the time of our Site visit. This assessment was conducted on behalf of, and for the exclusive use of the Client, identified herein, and is intended solely as a Phase I Environmental Site Assessment of the subject Site.

**3.7 Reliance**

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of **Benchmark Environmental Engineering** and the client with the following exceptions(s): None.

**4.0 Site Description****4.1 Location and Legal Description****TARGET PROPERTY INFORMATION****ADDRESS(s):**

The Granada Theater/Morgan Hill Tobacco Co.  
17430 and 17440 Monterey Road  
Morgan Hill, California

**RESEARCH SOURCE:**

Source: Santa Clara County Assessor  
Santa Clara County Recorder

**DEED INFORMATION:**

Type of Instrument: Grant Deed  
Title is vested in: Sherman House Associates, a California Limited Partnership  
Title received from: Edward F. Enderson and Irene R. Enderson, in Trust, as Co-Trustees of The Enderson Family Trust, dated 11/08/1990

Deed Dated: 01/11/2006  
Deed Recorded: 01/18/2006  
Instrument: 18771792

**4.0 Site Description (continued)****4.1 Location and Legal Description (continued)****LEGAL DESCRIPTION:**

All of Lot 24 and a portion of Lots 25 and 26 in Block 17, designated and delineated upon that certain Map entitled, "Map No. 2 of the Two of Morgan Hill being C. H. Coche, Santa Clara County, California", and which said Map was filed for record in Book G of Maps, Page 19, situated and lying in the City of Morgan Hill, Santa Clara County, State of California.

**Assessor's Parcel Number(s): 726-14-028**

**4.2 Activity/Use Limitations**

There were no environmental liens found for the subject Site. There were no activity and use limitations (ALU's) found for the subject Site. The City of Morgan Hill has provided the following zoning restrictions:

Lot zoned as:

**CC-R: Central Commercial, Residential District**

**GF: Downtown Ground Floor Overlay District**

**4.3 Site and Vicinity Description**

The property is currently designed as a motion picture theater and retail store. There is ample automobile parking to the rear of the structure at a paved asphalt parking lot; however, this area is not part of the subject Site. The property Site is bounded by Monterey Road/Street to the front of the parcel, East 2nd Street access (10') and antique shop to the to the South East, an open parking lot to the North East and Landscape Contractor's office and showroom to the immediate to the North West.

The earliest development of the Site appears to be in 1926 whereby a small general store was erected along the street front. By 1941 this structure was removed. The current building located at the corner of East 2nd Street and Monterey Road (the Votaw Building) was erected as a Bank in 1906 by Frank Merrill. The Downtown Mall located 100' to the Northwest appears to have originally designed as a open market. The dates of construction of the current building upon the subject Site and Downtown mall appears to be circa 1945. The original deed for the subject site was recorded 07/21/1944 to John & Lilian Hillman

The property does lie within a 500 year FEMA Federal flood zone and is adjacent to a 100 year flood zone within a 1/16th mile to the South West; there are no adjacent National Wetlands. There are no records to indicate that the property is within close proximity of any coal sites. The street directly in front of the Site is considered a moderate use city thoroughfare into and out of the downtown area. There are major railways and high tension electrical lines within approximately 1/8th mile of the Site.

The predominant use of the immediate neighborhood is primarily commercial/retail and multi-family residential units. There are no heavy industrial or coal sites surrounding the property. The adjoining and surrounding sites usage is commensurate to that of the subject Site.

**4.4 Current Use of Property**

The subject property is currently occupied by **The Granada Theater & Morgan Hill Tobacco Company.**

The primary use associated with these businesses are retail/commercial operations which are producing "de minimus" levels of contaminants to the exterior environment and are commensurate with the surrounding areas (Please see section 9.6 for other potential contaminants from current uses at tobacco lounge).

According to the City of Morgan Hill, the parcel is zoned as a Central Commercial property. The operations occurring at the Site are in keeping with the zoning limitations.

**4.0 Site Description (continued)**

## 4.4 Current Use of Property (continued)

Tenant Name	Location	Type of Use	Comments
The Granada Theater	17440 Monterey Street	Motion Picture Theater	There are no environmental concerns associated with this tenant.
Morgan Hill Tobacco Co.	17430 Monterey Street	Tobacco & Wine Retailer/Lounge	There are some concerns with this tenant in the form of environmental tobacco smoke. See section 9.6 of this report.

## 4.5 Description of Structures and Other Improvements

The current building located upon the Site was designed as a motion picture theater and a retail store. The building is primarily a single story with a small second store projector/film room over the lobby. The building consists of solid masonry unit (cinder block) walls and a monolithic concrete pad foundation. There is a brick fascia to the front of the theater and a storefront to the front of the tobacco shop. The roof consists of a combination of gable asphalt shingles and flat parapet asphalt sheet over the theater areas, and a flat parapet asphalt sheet over the tobacco store. There is an illuminated marquee in front of the theater at the first story roof line.

The Site ground surface is primarily flat. The entire Site is covered with either the building pads, asphalt or concrete. Minimal surface drainage is provided the Site. The walking surface leading to the theater is both brick masonry and painted textured concrete.

**The Granada Theater:**

The theater is in a general state of disrepair. There is ample evidence of water intrusion and water related damages, such as, suspected mold growth, collapsed ceilings in the restrooms, damage from waters running down the exterior wall of the theater seating areas and water intrusion into the seating areas at the rear of the property. Substantial repairs and rework of the structure and drainage improvements will be needed to return this property to a functional state. The advice of a competent building contractor and architect should be sought. Additionally, there is evidence to suggest that there are pressure differentials allowing the tobacco smoke from the adjoining business to infiltrate the theater and public spaces. Substantial rework of the HVAC system and permanent barriers will be needed to improve this condition under the advice of a competent architect.

**Morgan Hill Tobacco Co.:**

Similarly with the aforementioned comments, the perimeter walls and ceiling areas have ample evidence of water intrusion. Although this portion of the building is in an improved appearance, the current building deficiencies will lead to a degradation of the interior areas if substantial repairs are not conducted. Additionally, there is evidence to suggest that the skylights are leaking and will likely need replacement. The advice of a competent building contractor and architect should be sought.

<b>Size of Property (approximate)</b>	8,000 sq. ft.
<b>General Topography of Property</b>	Flat
<b>Adjoining and/or Access/Egress Roads</b>	10' access to rear of parcel at 17400-17420; asphalt parking to rear
<b>Paved or Concrete Areas (including parking)</b>	Concrete pad at rear access; Emergency concrete egress to rear of theater.
<b>Unimproved Areas</b>	None
<b>Landscaped Areas</b>	None
<b>Surface Water</b>	Front street curbs; rear pad has minimal drainage
<b>Potable Water Source</b>	City of Morgan Hill
<b>Sanitary Sewer Utility</b>	City of Morgan Hill
<b>Storm Sewer Utility</b>	City of Morgan Hill
<b>Electrical Utility</b>	Pacific Gas & Electric Co.
<b>Natural Gas Utility</b>	Pacific Gas & Electric Co.

**4.0 Site Description (continued)****4.6 Adjoining Property Information**

The predominant use of the immediate neighborhood is primarily retail and commercial properties. There are older commercial buildings inter-dispersed through the fabric of the neighborhood. The Votano Building located at the corner of East Second and Monterey Road was originally built in 1906 by Frank Merrill and was used as a Bank for over 50 years.

The overall surrounding properties site usage is commensurate to the subject Site. During the site reconnaissance, **Benchmark Environmental Engineering** identified the following properties in the immediate vicinity:

Direction From Site	Occupant	Use	Comments
Northwest	Techon Landscaping	Commercial	This location is primarily used as an office facility for the business; there is a small storage area to the rear of the building that is used for small equipment and hand tool storage.
Southeast	The Magpie	Retail	This site is primarily engaged in retail sales of antiques and interior design; there is little likelihood of impact to the subject site.
Northeast	Vacant	Parking Lot	There is little likelihood of impact to the subject site.

**5.0 User Provided Information****5.1 Specialized Knowledge**

No specialized knowledge in connection with the subject property or facility operations was identified by the user/client. **Benchmark Environmental Engineering's** only knowledge of the subject Site is contained herein.

**5.2 Valuation Reduction for Environmental Issues**

No environmental issues were identified by the user/client that could result in property value reduction. This assessment does not include controlled or regulated building materials that may require specialized handling, such as asbestos containing materials or lead-based paint. Additionally, water related damages observed throughout the structures are not considered environmentally related other than mold/fungus that may develop.

**5.3 Owner, Property Manager, and Occupant Information**

It was reported, that the subject Site may be undergoing a sales transaction, whereby the City of Morgan Hill may be purchasing the property from a private party. The intentions of the City is to refurbish the property and return the Site to a functional and aesthetically pleasing state.

**5.4 Reason For Performing Phase I**

The Phase I ESA is being conducted as part of environmental due diligence prior to property transfer.

**6.0 Records Review****6.1 Standard Environmental Records Sources**

Benchmark UPIN Inc. contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix F of this report.

**6.0 Records Review (continued)****6.1 Standard Environmental Records Sources (continued)**

Although there were some hits of concern, the bulk of the files were either closed (no further action), notifications of waste generation or small controlled releases. Other sites still active were of little environmental concern to the subject Site. Please see **Appendix F** for further details.

Database List	Subject Property Listings	Total Number of Listings	Environmental Concern Posed to the Subject Property
Federal NPL Sites (< 1 mile)	N	0	None
Federal CERCLIS Sites (< 0.5 mile)	N	0	None
Federal CERCLIS NFRAP Sites (Property & Adjoining)	N	0	None
RCRA CORRACTS Sites (< 1 mile)	N	0	None
RCRA TSD Facilities (< 0.5 mile)	N	0	None
RCRA SQG (Target & Adjacent)	N	1	None
RCRA LQG (Target & Adjacent)	N	0	None
Federal ERNS Sites (Target Property Only)	N	0	None
State HW Sites (< 1 mile)	N	0	None
State CERCLIS Sites (< 0.5 mile)	N	0	None
Landfill/SW Disposal Sites (< 0.5 mile)	N	0	None
LUST Sites (< 0.5 mile)	N	21	None
UST/AST Sites (Property & Adjacent)	N	0	None

**6.2 Additional Environmental Record Sources**

Records from the **Santa Clara** County Department of Environmental Health concerning the oversight of the site located at **the following addresses** (Copies of the final documents are included in Appendix F of this report):

- 17485 Monterey Road; Millhouse Plaza
- 16270 Monterey Road; Sabek Gasoline
- 17090 Monterey Road; Don Love Auto
- 17620 Monterey Road; Gunther Brothers Site
- 17500 Depot Street; Issacon Grain Company
- 16837 Monterey Road; Villa Ciolino

These sites were investigated; the records indicate that there is little likelihood of impact to the subject Site, and that the sites either completed remediation efforts or are under a controlled and contained remediation.

**6.3 Physical Setting Sources**

Physical Setting Source GeoCheck is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

The general topographical gradient is **General North** Based upon the Site setting and surrounding areas and business operations, there is little likelihood that contamination would be brought to the subject Site.

**6.0 Records Review (continued)****6.3 Physical Setting Sources (continued)****6.3.1 Topography**

ASTM E 1528-7.3.4.5 USGS 7.5 Minute Topographic Maps-- The term USGS 7.5 Minute Topographic Maps means the map (if any) available from or produced by the United States Geological Survey, entitled "USGS 7.5 minute topographic map," and showing the property. Such maps are often available from government agencies or private collections unique to a local area.

The available map information for the Site under assessment is outlined in the attached illustrations. There are no unusual documents that would bear further investigation identified. Map coverage reviewed for the subject Site was available for the years of 1917, 1955, 1968, 1973 & 1980.

**6.3.2 Surface Water Bodies**

The closest surface water is US highway 101 canal to the >1 mile to the East. The groundwater aquifer flow direction could not be determined, as records indicated variable flow. The USGS does include the Site in the FEMA 500 year flood zone and adjacent to a 100 flood zone. There are no bodies of water which would likely impact the Site.

**6.3.3 Geology and Hydrology**

**Search Radius for Site Specific Data:** 1.25 miles

**Status:** None

**Other Location Relative to TP:** 1/4 mile - 1/2 mile South South East & Southeast

**Measured Depth to Water:** > 6 feet.

**Depth to Bedrock Min:** > 60 inches

**Depth to Bedrock Max:** >60 inches

**Corrosion Potential - Uncoated Steel:** MODERATE

**Hydric Status:** Soil does not meet the requirements for a hydric soil.

**Soil Drainage Class:** Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

**Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

**Soil Surface Texture:** gravelly - loam

**Soil Component Name:** ARBUCKLE

**6.4 Historical Use****6.4.1 Historical Summary**

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix E of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, Topographic Maps, and other historical information.

There were no unusual entries which would bear further investigation. The records bear little history into the Site other than the following:

**6.0 Records Review (continued)****6.4 Historical Use (continued)****6.4.1 Historical Summary (continued)**

1926: The site had a general merchandise store involved in commercial commerce. A telephone/telegraph center was positioned next door. Other non-historical documents indicate that the Site was briefly used as a US postal station (unconfirmed); the building does bear a US Postal service emblem.

**6.4.2 Title Records**

A 50 Year- Chain -of -Title was collected of the subject Site. There was minimal changes in ownership throughout the selected period. There were no unusual entries which would bear further investigation.

**6.4.3 City Directories**

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527 specifies that a "review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice." (ASTM E 1527-00, Section 7.3.4, page 12.).

Benchmark, UPIN Inc. reviewed city directories for the subject and adjoining properties provided by EDR Inc. that covered the years 1980 through present. The subject property address was first listed in: None.

The available information for the site under assessment is outlined in the attached abstract. There are no unusual entries that would bear further investigation listed in the city abstract.

**6.4.4 Aerial Photos**

ASTM E 1527-3.3.3 aerial photographs--photographs taken from an airplane or helicopter (from a low enough altitude to allow identification of development and activities) of areas encompassing the property. Aerial photographs are often available from government agencies or private collections unique to a local area. Area coverage was available for the following years 1939, 1956, 1965, 1982, 1993, & 1998.

The available aerial photograph information for the Site under assessment is outlined in the attached illustrations. There are no unusual documents that would bear further investigation identified.

**6.4.5 Sanborn/Historical Maps**

Sanborn Maps are fire insurance archive maps that date back to the late 1800's. These maps are a useful tool for the environmental professional to determine the building and prior use of a target and surrounding properties. Based on client-supplied information, fire insurance maps for the following years were identified: 1908, 1926 & 1941.

The available information for the site under assessment is outlined in the attached abstract. There are no unusual entries that would bear further investigation.

**6.4.6 Other Environmental Reports**

No previous environmental reports were identified by Benchmark UPIN Inc. or made available by the client/user during the Phase I ESA.

**6.0 Records Review (continued)****6.4 Historical Use (continued)****6.4.7 Building Department Records**

A screen of the building and planning permits were reviewed or attempted to be accessed from the City of Morgan Hill for the subject Site and those surrounding. There were no entries which would bear further investigation or there was no information present.

**6.4.8 Other Land Use Records**

There were no other land use records available.

**6.5 Environmental Liens and Activity/Use Limitations**

An environmental lien review was collected in conjunction with this investigation. Records were reviewed back to 11/08/1990 which was the prior title. There were no unusual entries than would bear further investigation thence forth.

**7.0 Site Reconnaissance****7.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted on July 3, July 9 & July 13 by Bryan K. Buller, CEI with Benchmark UPIN Inc. The inspector was unaccompanied during the site reconnaissance. Weather conditions at the time of the site reconnaissance were clear and warm. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas, manufacturing, storage and maintenance areas. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix D.

**7.2 General Site Setting**

The general site is primarily cared by the buildings and cemetitious walks. There are no setting related issues which may impact the subject site other than railroad noise and vibration. Railway noise and vibration may remotely impact the Site from the Northeast proximity of the Southern Pacific Railroad. This is to be considered of normal and minim impact.

<b>Date Developed:</b>	
<b>Property Size/Shape:</b>	8,000 sq. ft.

<b>UTILITIES (SERVICE PROVIDED BY)</b>	
<b>Electric:</b>	Pacific Gas & Electric Co.
<b>Gas:</b>	
<b>Water:</b>	City of Morgan Hill
<b>Sewerage:</b>	City of Morgan Hill

**Groundcover:****Other Site Improvements:****7.3 Site Visit Findings****7.3.1 Hazardous Substances**

There were no hazardous substances identified during the site reconnaissance.

**7.0 Site Reconnaissance (continued)****7.3 Site Visit Findings (continued)****7.3.2 Petroleum Products**

There were no petroleum products identified during the site reconnaissance.

**7.3.3 USTs**

There was no evidence of any storage tanks identified upon the structure.

**7.3.4 ASTs**

There was no evidence of any storage tanks identified upon the structure.

**7.3.5 Other Suspect Containers**

No suspect containers were identified on the subject Site during the reconnaissance.

**7.3.6 Equipment Likely to Contain PCBs**

There were no elevators, lifts or other large equipment which may contain PCB containing materials. There is an electrical transformer located on the power pole to the left rear of the site at the Millhouse Mall. Although the age of the device could not be confirmed, it appeared to be newer and had no leakage. This device falls under the jurisdiction of the power supplier, as such, there is little likelihood that the device contains PCB's.

There are fluorescent light fixtures throughout the structure which appeared older; as such, all such fixtures should be considered as having PCB containing ballasts until otherwise confirmed. Since the structure is intended to be remodeled, the suspect ballasts can be properly recycled as part of the overall reconstruction plans.

**7.3.7 Interior Staining/Corrosion**

No interior staining or corrosion was observed in the subject building during the site reconnaissance.

**7.3.8 Discharge Features**

No discharge features (floor drains, catch basins, oil/water separators, etc.) were observed on the subject property during the site reconnaissance.

**7.3.9 Pits, Ponds, And Lagoons**

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

**7.3.10 Solid Waste Dumping/Landfills**

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance.

**7.3.11 Stained Soil/Stressed Vegetation**

No stained soil or stressed vegetation was observed on the subject property during the site reconnaissance.

**7.3.12 Wells**

No evidence of water supply or groundwater monitoring wells was observed on the subject property during the site reconnaissance.

**8.0 Interviews**

Interviews were conducted of reasonably attainable individuals likely to have pertinent historical information of the subject Site. The following individuals were interviewed in connection with the subject Site:

Role	Title	Name	Company	Method	Comments
Owner	Owner	Steven R. Boyce	Morgan Hill Tobacco Co.	In Person	Mr. Boyce has been at this Site for 10 years. He indicated that the Tobacco Co has attempted to stop the influx of the smoke into the theater by isolating the HVAC system and sealing the spaces between the two businesses. He is in complaint of the skylights and wall leakage.
Owner	Owner	Wyatt Miller	Morgan Hill Tobacco Co.	In Person	As with Mr. Boyce, Wyatt has no information pertaining to the Site contamination other than tobacco smoke from his business.
Local Gov't Official	Fire Captain	Capt. David Stocks	Fire Department	In Person	Captain Stocks has been in the City of Morgan Hill since 1978; He has no recollection of any environmental hazards or spills in relation to the subject Site.
Owner	Owner	Michelle Matz	The Magpie	In Person	The owner of the adjacent business has only been at the location for 1 year; in that time there was no adverse environmentally related conditions observed.
Key Site Manager	Manager	Carol Guarino	Techon Landscape	In Person	There were no adverse conditions or observations to report.

**9.0 Other Environmental Considerations****9.1 Asbestos-Containing Materials**

As part of this investigation, an asbestos materials survey was requested and incorporated herein. Asbestos sampling was performed by a Certified Asbestos Consultant (CAC). The survey was conducted in general accordance with procedures described by the Environmental Protection Agency in 125CFR 763 (AHERA) guidelines to determine the presence of exposed or accessible suspect asbestos-containing materials (ACM).

**9.0 Other Environmental Considerations (continued)****9.1 Asbestos-Containing Materials (continued)**

The bulk samples represent homogenous material groups. Bulk asbestos samples obtained from the facility were analyzed in the laboratory using Polarized Light Microscopy (PLM) with dispersion staining. The results of these analyses are presented in the following table:

**Asbestos Containing Materials (ACM)/Asbestos Containing Construction Materials (ACCM) and Field Estimates.\***

12" x 12" Orange and White Floor Tiles and Mastic  
Lobby Area in front of and behind counter  
**10% Chrysotile (Mastic) = Asbestos Containing**  
**+/-100 SF\***

Resilient Sheet Flooring-Gray gravel pattern  
Men's and Women's Restroom  
**None Detected**

Black Base coving (2") and Mastic  
Men's and Women's Restroom  
**None Detected**

Black Base coving (1 1/2") and Mastic  
Lobby Area  
**None Detected**

Plaster  
Office Area  
Lobby  
**None Detected**

Button board  
Men's and Women's Restroom  
**None Detected**

Stucco-type Finishing  
Theater #1, Rear and Side walls  
Theater #2, Rear and Side walls  
**None Detected**

Stucco/Plaster  
Theater #1, Back Room  
Theater #2, Back Room  
**None Detected**

Wallboard/Joint Compound  
Theater #1 (Common wall to Theater #2)  
Theater #2 (Common wall to Theater #2)  
Theater #2, Back Store room  
**None Detected**

Plaster  
Projection Rooms and Upstairs Storage  
**None Detected**

Stucco/Surfacing Material  
Projection Room Ceilings  
**None Detected**

Thermal System Insulation (TSI)  
Projection Room #2, Ducting

**9.0 Other Environmental Considerations (continued)****9.1 Asbestos-Containing Materials (continued)****None Detected**

Window Glazing/Putty

Exterior Roof, Skylight to Tobacco Shop

**None Detected**

Rolled Roof Shingle

Roof Field, Above Theater

**None Detected**

Penetration/Sealant Mastic (Black and Silver)

HVAC Ducting above Tobacco Shop

General Roofing Penetration/flues/vents

**10% Chrysotile= Asbestos Containing****+/- 400 SF\***

Composition Shingles

Pitched Roof Area above the Theater

**None Detected***\*All quantities are field estimates and should be quantified by the contractor prior to removal***Asbestos Containing Materials (ACM):**

A material is considered by the EPA to be asbestos-containing if at least one sample collected from the area shows asbestos present in an amount greater than one percent (> 1%).

Removal and disposal of asbestos containing materials (ACM) must be performed in accordance with Bay Area Air Quality Management District (BAAQMD) and California-Occupational Safety and Health Administration (CAL/OSHA) notification and work practice requirements.

**Presumed Asbestos Containing Materials (PACM):**

None of the finishing materials located within the Tobacco shop were sampled. All materials not sampled are presumed to contain asbestos.

**General:**

Materials are considered by the EPA to be asbestos-containing if at least one sample collected from the area shows asbestos present in an amount greater than one percent (> 1%). Asbestos-containing materials (ACM) are regulated by federal, state, and local agencies.

The EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) requires an inspection and identification for asbestos on facilities that are to undergo demolition or renovation work. Materials found to contain asbestos may need to be removed prior to the start of such demolition/renovation work.

**EPA groups asbestos containing materials (ACM) into three (3) types:**

Friable ACM - Asbestos containing materials that can reduce to powder by hand pressure such as, thermal system insulation (TSI), acoustical ceiling plaster.

Category I non-friable ACM - asbestos-containing resilient floor coverings or VAT, asphalt roofing products, packings and gaskets.

Category II non-friable ACM - any material, excluding Category I materials, that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.

It is possible for any of the above types of ACM to become Regulated Asbestos Containing Materials (RACMs) under the Standard. RACMs are defined as:

**9.0 Other Environmental Considerations (continued)****9.1 Asbestos-Containing Materials (continued)****Friable ACM:**

Category I non-friable ACM that has become friable.

Category I non-friable ACM that has been or will be subjected to sanding, grinding, cutting, or abrading

Category II non-friable ACM which has already been or is likely to become crumbled, pulverized, or reduced to powder by mechanical forces expected to act on the materials during demolition/renovation operations as covered by the Standard.

Removal and disposal of asbestos containing materials (ACM) must be performed in accordance with Bay Area Air Quality Management District (BAAQMD) and California-Occupational Safety and Health Administration (CAL/OSHA) notification and work practice requirements.

**9.2 Lead-Based Paint**

The Environmental Protection Agency (EPA) and the Department of Health Services (DHS) Work Practices Regulations (March 30, 1998) presume that structures built prior to 1978 are coated with lead-based paint, unless proven otherwise. A lead-based paint survey was conducted as part of this investigation and is incorporated herein.

**Lead-Based Paint Inspection Findings**

In order to determine if lead based paint is present, *two hundred thirty seven (237)* assays were collected using an X-RAY FLOURESCENCE (XRF) instrument. The results indicated that the following building components were above the EPA and DHS level of 1.0 mg/cm<sup>2</sup> or 5000 PPM.

**Interior:*****Granada Theater***

Lobby:	Door jamb
Office:	Door jamb
Women's Restroom:	Door casing, Door jamb
Men's Restroom:	Door jamb, Bathroom Partition
Theater #2 (right)	Door jamb
Theater #1 (left)	Door jamb
Stairwell:	Door Jamb

***Morgan Hill Tobacco Co.***

Bathroom:	Door jamb
Back Room:	Wall

**Exterior:**

Upper Roof:	Historic Sign, Posts, Header/Beam
Wall #1 (Front)	Paneling (below ticket window), Window frame, Window Sash, Door jamb, Double Door

The following areas were inaccessible during the investigation:

- The Grenada Theater interior ceiling of theaters #1 and #2 due to height.

**Lead-Based Paint Inspection**

The lead-based paint inspection was conducted in general accordance with Title 17 of the California Code of Regulations (CCR), Division 1, Chapter 8 and United States Department of Housing and Urban Development (HUD) document entitled Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, published June 1995 (Revised 1997).

All building components identified on the site inspection that may contain lead-based paint/coating were targeted for testing (interior and/or exterior walls, doors and all associated components).

**9.0 Other Environmental Considerations (continued)****9.2 Lead-Based Paint (continued)**

The testing and sampling protocol was comprised of testing with an X-Ray Fluorescence (XRF) analyzer. The XRF instrument is set with a unique identification number, which lists the building components.

**Sampling Procedures Lead-Based Paint Inspection (X-Ray Fluorescence (XRF) Analysis)**

XRF instruments measure lead-in-paint by directing high energy X-rays and gamma rays into the paint, causing the lead atoms in the paint to emit X-rays which are detected by the instrument and converted to a measurement of the amount of lead in the paint. The EPA approved technology allows for measurement of X-rays without scraping or samples preparation to characterize substrate or matrix effects. The Spectrum Analyzer, Metals Analysis Probe (MAP 4) is combined with a microprocessor system that enables field-testing with a high degree of quality control and speed. Sample locations, descriptions, conditions, and measurement results are automatically recorded by the instrument and easily downloaded to a PC or laptop.

All results were compared to the State and Federal Guidelines:

1.0 mg/cm<sup>2</sup> = XRF-Lead-based Paint

**Quality Control Program**

Benchmark Environmental Engineering utilizes only DHS approved inspectors, which are certified to use radioactive instruments. The MAP 4 Spectrum Analyzer has on-board calibration routines, which continuously operate, and self-correct to minimized sampling error. This is known as substrate correcting software.

**Lead in Drinking Water**

Benchmark followed the sampling protocols established by the Environmental Protection Agency (EPA). Two water draws were collected from the women's bathroom sink faucet. The theater complex has been vacant for a number of months.

Sample 1 was a "first draw" sample. A first draw sample is a water sample taken after at least six hours of no water use from the tap tested. This draw will usually have the highest level of lead. The second sample was collected after allowing the tap to "fully flush" for thirty seconds. Flushing of the water lines helps to reduce lead only if the lead is from the home's plumbing, not the service lines.

Under the Safe Drinking Water Act, the EPA set the action level for lead in drinking water at 15 parts per billion (ppb). This means that utility companies must ensure that water from a customer's tap does not exceed this level in at least 90% of the homes sampled. If water from the tap does exceed this limit, then the utility company must take certain steps to correct the problem. Utilities are also required to notify its customers of all violations of this standard. For further information regarding the local water service test results, contact the water district, which serves this metropolitan area.

First Draw Levels Greater than 15PPB (parts per billion) can be the result of faucets or fittings made of brass which contains some lead, or there are lead water supply lines, or if there are copper pipes with lead solder and the water sits in the pipes for several hours.

If the initial water sample is greater than 15 PPB, then the flush sample is below 15 PPB, then the problem is with the fixtures, not the water supply.

**Location Draw Results Above/Below EPA Level:**

Women's Restroom Faucet Initial Draw 16 PPB = **Above**

Women's Restroom Faucet 30 second Flush <5PPB = **Below**

Based upon the sample results, the First Draw was above the EPA Drinking Water Standard of 15 PPB. However, upon allowing the system to flush for a minimum of 30 seconds, the lead in water levels dropped below the level of detection (5 PPB)

**LBP Precautions During Maintenance or Remodeling**

**9.0 Other Environmental Considerations (continued)****9.2 Lead-Based Paint (continued)**

A clearance examination (visual inspection and dust sampling) should follow any activity, repair, remodeling, or renovation effort and any other work efforts that may disturb known or assumed lead-based paint in amounts that are above HUD's de minimis levels. Details concerning lead-safe work practices and acceptable lead-based paint hazard control methods can be found in the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing." This document is available from the Web at [www.hud.gov/offices/lead](http://www.hud.gov/offices/lead). Workers disturbing lead-based paint during maintenance, repair, or rehabilitation activities above HUD's de minimis levels must be trained in lead-safe work practices. For additional information regarding painting, home maintenance, and renovation work reference Lead Paint Safety: Field Guide for Painting, Home Maintenance, and Renovation Work (Source: EPA/CDC). The field guide is available from the HUD web site above, in English and Spanish. Information regarding lead-safe work practices training courses is available at The Lead Listing ([www.leadlisting.org](http://www.leadlisting.org)) and the HUD Office of Healthy Homes and Lead Hazard Control web site ([www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)) links to "Lead Training" and "Lead Training Curricula."

**Lead-Based Paint Hazard Control Plan**

Except in the case of the complete removal of all lead-based paint, ongoing management and maintenance of lead-based paint hazards will be required. The Owner should assign responsibility for managing the various aspects of a lead-based paint hazard control program either to a trained consultant, or he or she should train one of the trusted existing staff members. This program should be described in a lead-based paint hazard control policy statement. The statement should document the Owner's awareness of the lead-based paint hazard problem and his or her intention to control it. The statement should also authorize a specific individual to carry out the lead-based paint hazard control plan.

**OSHA Lead Regulation Summary****DOSH 8 CCR 1532.1 (d) (3) Basis of Initial Determination**

The basis of initial determination or initial assessment of employee exposure will be employee exposure monitoring results and relevant considerations (e.g. observations, complaints) with the following two exceptions:

1. Where the employer has previously monitored for lead exposures, and the data were obtained in the past 12 months during closely similar workplace operations and conditions, the employer may rely on the earlier results; or
2. Where the employer has objective data, demonstrating that a particular product or material containing lead or specific process, operation, or activity involving lead cannot result in an employee exposure to lead at or above the AL (action level) during processing, use or handling, the employer may rely upon such data instead of implementing initial monitoring. Objective data confirming that materials or surface coatings contain less than 0.06% (600 parts per million) of lead may be used to demonstrate that employee exposure will not exceed the AL, as long as every unique surface or material has been sampled and analyzed.

The Federal Occupational Safety and Health Administration (OSHA) has enacted an interim lead standard, which was adopted by the Cal/OSHA as 8 CCR 1532.1. The purpose of both standards is to protect construction workers from exposure to lead. OSHA is primarily concerned with activities that disturb lead-containing paints. Lead was used in most paints until the mid 1950's and was banned in amounts in excess of 0.06% by weight in 1978 for most non-industrial paints by the Consumer Product Safety Commission (CPSC).

The new standard requires contractors and employers who perform paint removal activities to monitor their employees to determine whether they are being exposed in excess of the Action Level (AL) of 30 micrograms per cubic meter of air (ug/m<sup>3</sup>) over an eight-hour time weighted average (TWA) or the Permissible Exposure Limit (PEL) of 50 ug/m<sup>3</sup> TWA. Monitoring is performed by personal exposure air sampling in controlled conditions.

Even when concentrations are below the AL, an employer must provide employees with High Efficiency Particulate Air (HEPA) filtered vacuums, wetting agents and hand-washing facilities. If the exposure exceeds the AL or the PEL, other procedures such as containing the area, decontamination facilities and medical monitoring are required.

OSHA has identified several activities that pose varying levels of potential lead exposure to laborers disturbing lead-containing paint. Estimated exposure levels of lead are founded on the activity itself, rather than the concentrations of lead present in paint. Therefore, as an example, paints that contain 0.5% versus 15% of lead by weight or 0.8 mg/cm<sup>2</sup> versus 3.5 mg/cm<sup>2</sup> of lead in paint could present the same levels of potential exposure to workers depending on the activities that cause the disturbance and the administrative and engineering controls that are followed.

**9.0 Other Environmental Considerations (continued)****9.3 Radon**

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer. No samples were taken as part of this study to confirm the presence of radon.

**AREA RADON INFORMATION**

State Database: CA Radon

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L

: Zone 3 indoor average level < 2 pCi/L.

The EPA minimum action level for Radon is 4 pCi/L.

Reported Federal Area Radon Information for Zip Code: 95037

Number of sites tested: 1

Living Area - 1st Floor -0.300 pCi/L

**9.4 Wetlands**

There are no significant bodies of water within 1-mile of the subject Site.

**9.5 Microbial Contamination (Mold)**

During the site reconnaissance, only a cursory observation was made concerning suspected mold growth within the interior areas. There was ample evidence of water intrusion into the structure due to roof leakage. Both bathrooms are in a state of disrepair with the ceiling collapsing in the men's room as a result of the leakage. Additionally, there was evidence to suggest that the theater areas were impacted by significant water intrusion. The odors and visual evidence in the bathrooms and portions of the theaters suggest that there exists a mold growth problem. This will need to be addressed by appropriate remediation during remodeling activities as Cal-OSHA considers mold as a hazardous substance requiring worker protection. Furthermore, the entire structure should have the airborne mold levels tested and deemed normal prior to being opened to the public.

A contractor familiar with the use of negative pressure enclosures should only conduct the remediation. At a minimum, limited worker PPE shall be required when entering the designated work area (see EPA 402-K-01-001)[1].

The contractor should be familiar with working under the guidelines for the latest edition of IICRC S520[2] and should comply with a full medical monitoring program[3].

[1] United States Environmental Protection Agency, Office of Air and Radiation. *Mold Remediation in Schools and Commercial Buildings*. Publication EPA 402K-01-001 (2001)

[2] Institute of Inspection, Cleaning and Restoration Certification. *Standard IICRC S520, Standard Reference Guide for Professional Mold Remediation*

[3] CCR Title 8 § 1531 - Respiratory Protection.

**Mold - Discussion**

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees; but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on moist or wet surfaces. There are many types of mold; all require some level of moisture to grow.

**9.0 Other Environmental Considerations (continued)****9.5 Microbial Contamination (Mold) (continued)**

Molds are usually not a problem indoors unless mold spores land on a wet or damp surface and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common; they can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing[4].

[4] Provided by the Environmental Protection Agency; A Brief Guide to Mold, Moisture and Your Home, September 2002

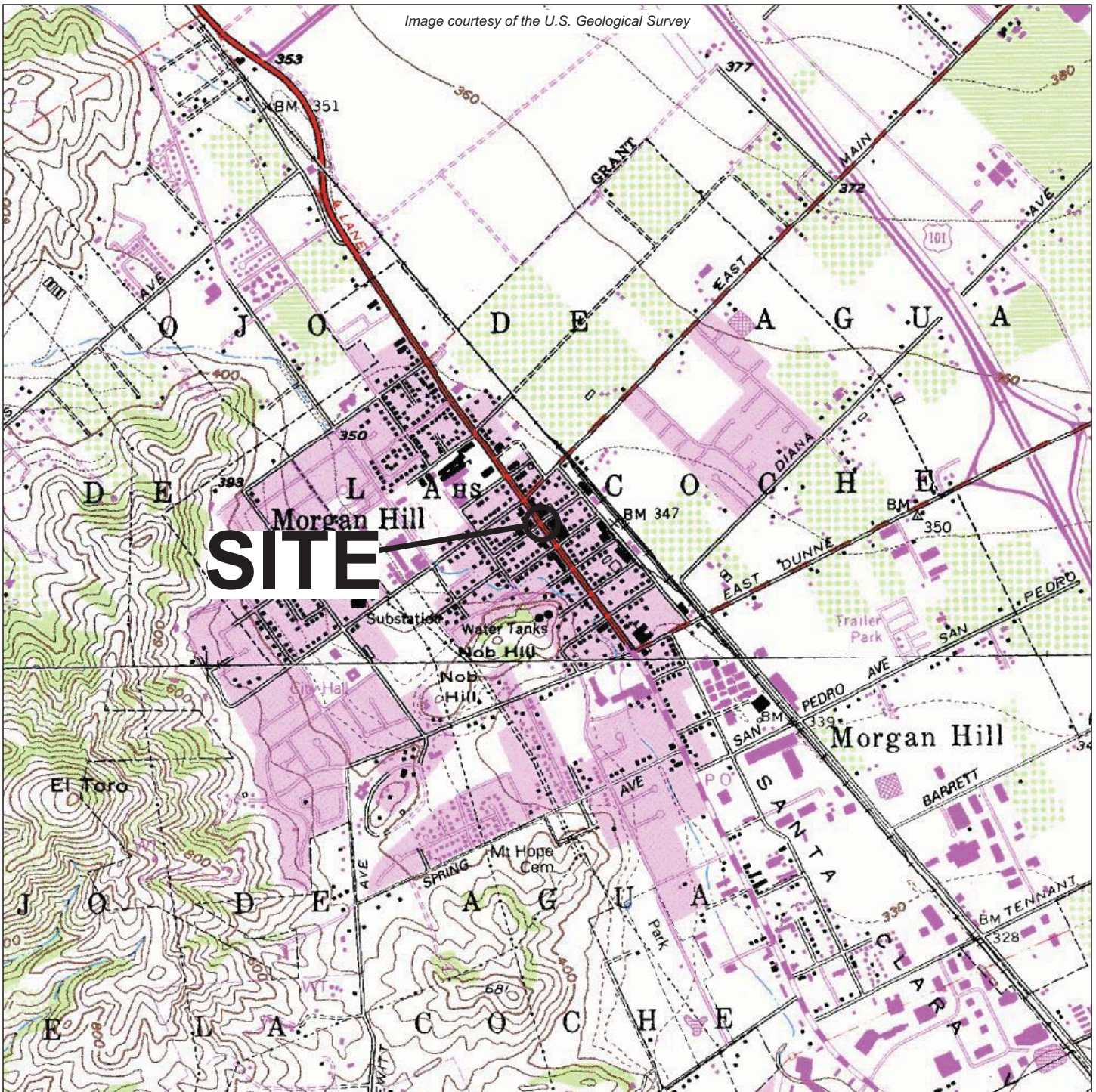
**9.6 Client-Specific Items**

There is evidence to suggest that there is tobacco smoke infiltrating the theater structure from the adjoining tobacco lounge. It appears that the above ceiling area was attempted to be repaired by sealing all openings leading from Morgan Hill Tobacco Company to the Granada Theater; however, the repairs and materials used appear to be insufficient and are allowing the tobacco smoke to be drawn into the theater spaces. Since exposure to tobacco smoke is considered to be a carcinogen by the State of California. As such, the exposure to tobacco smoke is required. Repairs will be needed to the structure under the advice of a competent Contractor.

# **Appendix A:**

## **Figures**

Image courtesy of the U.S. Geological Survey



MAP DATE: July 1, 1999



0 875 1,750 3,500  
Scale in feet (approx.)



### SITE LOCATION MAP

The Granada Theater/Morgan Hill Tobacco Co.  
17430 & 17440 Monterey Road, Morgan Hill, CA

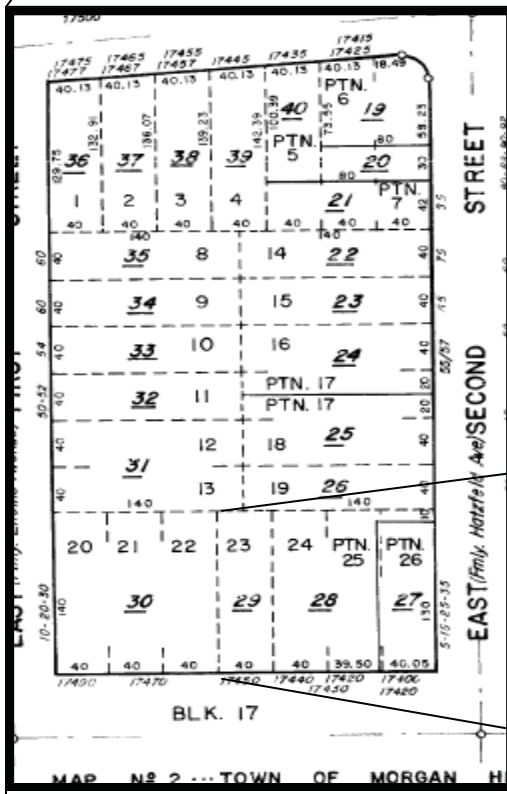
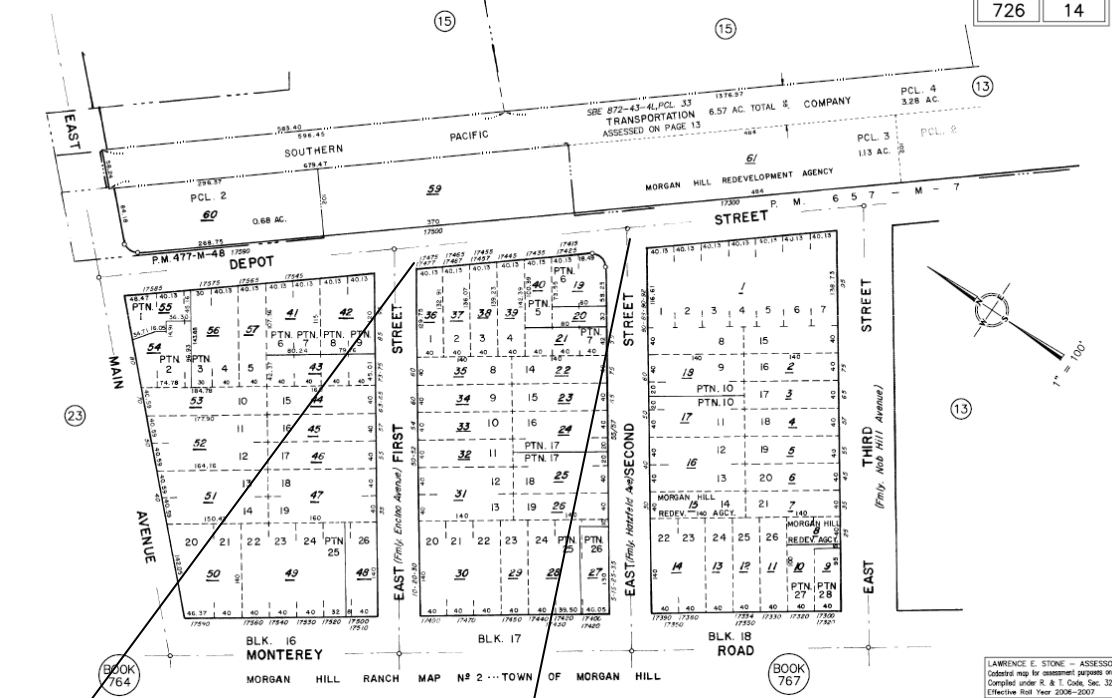
Prepared for: **City of Morgan Hill, Business & Housing**

PROJECT MANAGER: Bryan K. Buller

DATE: 06/27/2007

DRAWN BY: Bryan Buller

PROJECT NO: E07-753-PES-ASU-LBP



17440 & 17430 Monterey  
Road, Morgan Hill

## Site Boundary

